



Address: [705 RANCHVALE CT](#)
City: ARLINGTON
Georeference: 34263B-10-6
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070U

Latitude: 32.615141873
Longitude: -97.1015639835
TAD Map: 2120-344
MAPSCO: TAR-111T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RIDGE POINT ADDITION Block 10 Lot 6

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$460,879

Protest Deadline Date: 5/24/2024

Site Number: 800060945

Site Name: RIDGE POINT ADDITION Block 10 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,095

Percent Complete: 100%

Land Sqft^{*}: 7,700

Land Acres^{*}: 0.1768

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

THOMAS BARBARA A

Primary Owner Address:

705 RANCHVALE CT
ARLINGTON, TX 76002

Deed Date: 5/29/2024

Deed Volume:

Deed Page:

Instrument: [D224093720](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	4/27/2023	D223071775		
HMH RIDGEPOINT LAND LLC	10/29/2021	D221318488		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$421,099	\$39,780	\$460,879	\$460,879
2024	\$72,182	\$35,360	\$107,542	\$107,542
2023	\$0	\$17,326	\$17,326	\$17,326
2022	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.